

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, October 26, 2022

Maryland-National Capital Park and Planning Commission  
Montgomery Regional Office Auditorium  
2425 Reddie Drive, Wheaton, MD 20902

**The Wheaton Headquarters Auditorium and Building were OPEN to the public.**

**PRESENT**

Chair Sutton, V. Chair Burditt, Comm. Barnes, Comm. Hains, Comm. Pelletier, and Comm. Doman were in attendance.

None joined remotely.

Comm. Naser, Comm. Radu, Comm. Clements were absent.

Rebecca Ballo, HP Supervisor; Dan Bruechert, CR Planner III; Kevin Manarolla, Planner Technician II.

**WORKSESSION**

The Montgomery County Historic Preservation Commission held a work session at 6:30 pm to receive staff briefings. The work session concluded at approximately 7:00 p.m.

**MEETING**

The Montgomery County Historic Preservation Commission met in regular session on Wednesday, October 26, 2022 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **APPOINTMENT OF THE POTOMAC OVERLOOK HISTORIC DISTRICT LOCAL ADVISORY PANEL (LAP)**

**COMMISSION ACTION:**

Speaker: Elizabeth Sammis, Gabrielle Stevens, and Yama Jewayni as the new Potomac Overlook LAP introduce themselves.

Deliberations: V. Chair Burditt makes motion to assign the three members to the new LAP, Comm. Hains 2nds.

The motion passes with a vote of (6-0).

Motion: V. Chair Burditt moves to approve the new LAP. Comm Hains 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None

Abstain: None

II. HISTORIC AREA WORK PERMITS

COMMISSION ACTION:

Motion: V. Chair Burditt moves to approve the HAWPs as cited bellow, Comm. Barnes 2nds.  
(6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve all except II.E and II.F are pulled for public hearing.

- A. 11 East Kirke Street, Chevy Chase (HAWP #1006887) (Chevy Chase Village Historic District); Kathleen Matthews (Phillip Long, Agent) for demolition of the single-family house, associated regrading and other related site work. (*Rebecca Ballo*)
- B. 5810 Connecticut Avenue, Chevy Chase (HAWP #1001472) (Chevy Chase Village Historic District); Tracey D'Angelo for fence installation, removal of existing columns and construction of new columns. (*Rebecca Ballo*)
- C. **REMOVED** 9402 Warren Street, Silver Spring (HAWP #1007791) (Linden Historic District); Joshua DeSousa for fence installation. (*Dan Bruechert*)
- D. **CASE MOVED TO PRELIMINARY CONSULTATION**
- E. ----
- F. ----
- G. **WITHDRAWN** 9813 Kendale Road, Potomac (HAWP #1007117) (*Master Plan Site #29/19, Joseph Magruder House*); Pieter Boogaerts for pool installation, associated hardscape, excavation, grading, and new fence. (*Rebecca Ballo*)
- H. **POSTPONED** 24 West Kirke Street, Chevy Chase (HAWP #PENDING) (Chevy Chase Village Historic District); Marilyn and John Montgomery for painting an unpainted masonry chimney. (*Dan Bruechert*)
- I. **REMOVED** 9333 Watkins Road, Gaithersburg (HAWP #1003886) (*Master Plan Site #14/32, James Rufus and Della King Farm*); Isabella Zink (Deckmase Inc., Agent) for material replacement on front porch. (*Dan Bruechert*)
- J. 15215 Barnesville Road, Boyds (HAWP #1008756) (Boyds Historic District); Montgomery County Dept. of Parks/M-NCPPC (Jamie Ferguson, Agent) for installation of interpretive signage. (*Rebecca Ballo*)
- K. 7402 Carroll Avenue, Takoma Park (HAWP #1008731) (Takoma Park Historic District); Jocelyn Lyle (Steve Lunn, Agent) for fence installation. (*Rebecca Ballo*)

- L. 15 Columbia Avenue, Takoma Park (HAWP #952481 REVISION) (Takoma Park Historic District); Jeffrey Dorn (Wakako Tokunaga, Architect) for new rear addition and alterations to the façade, and hardscape alteration. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- E. 7204 Connecticut Avenue, Chevy Chase (HAWP #1010150) (Master Plan Site #35/108-003A, Constantine Lozupone House); William E. Pate II for installation of new garage door. (*Rebecca Ballo*)

Speaker: Rebecca Ballo presents the staff report and answers questions from Commissioners.

Rebecca Ballo recommends approval through **Criteria 24.a 1 and 2**. Comm. Doman asks questions. Rebecca answers those questions. Comm. Barnes asks some questions of Rebecca that are answered. Chair asks the owners to present. William E. Pate II (owner) describes his property. There are no questions from the commission.

Deliberations: Comm. Doman, asks if the owner wants to stay with wood. The owner states he will stay with wood. Comm. Barnes states her support for the project.

V. Chair Burditt makes Motion for approval with condition of only wood being used. Comm. Hains 2nd. Unanimous. (6-0)

COMMISSION ACTION:

Motion: Comm. Barnes moved to approve the application with conditions based on **criteria 24.A**. Comm. Hains 2nd. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: Approve the application based on **criteria 24.A**.

- F. 2240 Brighton Dam Road, Brookeville (HAWP #1007629) (Master Plan Site #23/82, Grafton-Holland Farm); Duane Epperly (Miche Booz, Architect) for comprehensive building rehabilitation including tree removal, work to accessory structures, grading, excavation, hardscape alterations, and pool installation. (*Rebecca Ballo*)

Speaker: Rebecca Ballo presents the staff report and answers questions from Commissioners.

Rebecca Ballo recommends the approval with the five conditions **Criteria 24.A 1 and 2**. Comm. Barnes asks questions. Comm. Doman asks questions. Comm. Pelletier asks questions. Rebecca Ballo answers questions from the commission. Chair Sutton asks the applicants to the stand. Rachel Epperly Duane Epperly (owners), Miche Booz (architect), Emmett VanRiper (co-

architect) present for the property. Comm. Barnes asks more questions of the architect. Comm. Pelletier asks questions of the architect. Comm. Hains asks questions of the architect.

Deliberations: Chair Sutton makes an opening statement, Comm. V. Chair Burditt states her support. Comm. Pelletier asks some questions. Comm. Hains asks some questions. Comm. Barnes states her opinions about the windows, and her support of the staff conditions. Comm. Doman asks questions.

V. Chair Burditt moves to approve the project in accordance with section 24.A with the five conditions proposed by staff, Comm. Barnes 2nds. (6-0). Unanimous

COMMISSION ACTION:

Motion: Comm. Burditt moved to approve the application with conditions based on criteria **24.A and the recommended conditions by staff**. Comm. Barnes 2nd. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: Approve the application based on **criteria 24.A with five conditions**.

III. PRELIMINARY CONSULTATIONS

The Commissioners heard the following Preliminary Consultations and gave feedback to the applicants

- A. 7209 Macarthur Boulevard, Bethesda (HAWP #1008960) (Potomac Overlook Historic District); Kim and Arthur Newmyer (Robert Black, Architect) for rear addition and fenestration alterations. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Comm. Pelletier and Barnes ask questions of staff.

Speaker: Robert Black (architect) presents and answers questions from the commissioners. Comm Barnes asks questions of the architect. Comm. Doman asks questions of the architect.

Deliberations: Comm. Hains states his support. Comm. Burditt states provides a comment and her support. Comm Barnes states her support. Comm. Pelletier states her support but does not like the kitchen window. Chair Sutton states his support.

- B. WITHDRAWN

Speaker: None

IV. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Defer the approval of the October 12, 2022 minutes to the next HPC meeting.

A. October 12, 2022 (if available)

Motion: Chair Sutton moves to approve the minutes at the next meeting. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

V. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

A. Approval of 2023 Meeting Calendar.

[Approval to be deferred to the next HPC meeting.]

B. Update on HPC Appointments

Chair Sutton thanks Comm. Barnes for her service as this is her last meeting.

VI. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:32 p.m. Wednesday, October 26<sup>th</sup>, 2022.

An audio-video recording of this meeting is available online at  
<http://montgomeryplanning.org/planning/historic/historic-preservation-commission/>.